



Flat 4, Concord House

Leamington Spa **CV32 6JB**

Offers Over £225,000

Flat 4, Concord House

18 Kenilworth Road

This stunningly presented first floor apartment is set within the imposing white rendered Concord House upon the conveniently placed Kenilworth Road allowing easy access in to the town centre of Leamington Spa and train station. With parking available together with garage en bloc and lockable store there is plenty of storage on offer. Upon arrival there is secure entry with intercom to all flats. The well maintained communal areas have stairs rising to the upper levels. Upon entry into the apartment itself, the spacious L-shaped entrance hallway with plenty of storage and doors to all rooms. To the front there is the well proportioned dual aspect living / dining reception room with timber shutters. The breakfast kitchen has been refitted not long ago with tasteful cabinetry. There are two double bedrooms with views to the side and finally a stunning bathroom suite. Externally the property benefits with lovely communal lawns on offer to all residents.

LOCATION

Kenilworth Road lies directly north of central Leamington Spa being within walking distance of all town centre amenities including Leamington's wide array of parks, shops and independent retailers, bars, restaurants and artisan coffee shops. There are excellent local road links available including those out of the town to neighbouring centres including Kenilworth and Warwick with Leamington Spa railway station providing regular commuter rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Communal Entrance

The communal entrance offers secure entry via the intercom system linked to each individual apartment within Concord House. Once entered the communal areas are well maintained with stairs rising to the upper levels.

ON THE FIRST FLOOR

Entrance Hallway

4.87m x 2.79m (15'11" x 9'1")
This spacious L-shaped entrance offers timber effect laminate flooring

Two large storage cupboards are on offer with valuable storage space and doors lead off to all rooms within the apartment.

Living / Dining Room

4.23m x 5.31m (13'10" x 17'5")
This well proportioned reception room offers lots of natural light due to the dual aspect positioning with windows to the front and side, both benefiting with timber shutters internally. Decorated to a lovely standard throughout it offers a lovely homely feel.

Breakfast Kitchen

2.87m x 2.58m (9'4" x 8'5")
This charming kitchen has been fitted with a tasteful collection of eye level and base units with complimentary worktops and splash backs. Integrated appliances include oven, hob and extractor and spaces available for washing machine, fridge freezer.

Bedroom One

4.32m x 2.74m (14'2" x 8'11")
This large and well proportioned bedroom has been finished to a lovely standard and style and has double glazed window to the side aspect.

Bedroom Two

3.82m x 2.95m (12'6" x 9'8")
A second well proportioned bedroom once again finished to a lovely standard and has double glazed window to the side aspect.

Bathroom

2.10m x 1.80m (6'10" x 5'10")
This beautifully presented bathroom has tile effect vinyl flooring with tiled splash back sections. The roll top bath offers a surprising feature with rain water shower head over. Also offers a modern white wash hand basin and wc.

TENURE / SERVICE CHARGES

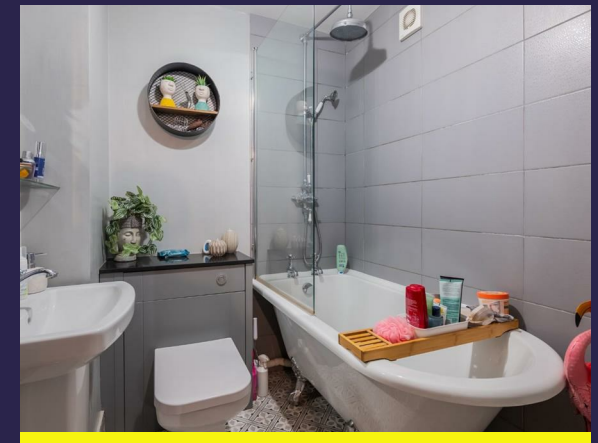
The property is being sold with a share of the freehold with an 1/7th share. The lease was originally set in 1973 with a 999 year lease and so 949 years approx. remain. The management team have agreed a ground rent of £0 per annum together with a service charge of £1080 per annum.

OUTSIDE

To the front of the property there are spaces that can be used by the residents of Concord House only. There are also a couple of spaces to

Features

- First Floor Apartment
- Fashionable North Leamington Position
- Immaculately Presented
- Large Reception Room
- Two Double Bedrooms
- Stunning Bathroom Suite
- Long Lease Length
- Share of Freehold
- Parking, Garage and Storage
- Walk Distance to Town and Train Station





Floorplan

First Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 62.8 sq. metres (675.6 sq. feet)

General Information

Tenure

Leasehold - Share of Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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